

key, or special knowledge or effort; and the turnpiece, knob or handle shall be located not more than forty-eight (48) inches from the floor. Every deadbolt lock shall have a metal striker plate set in the jamb or mounted securely on the surface. The deadbolt shall penetrate at least five-eighths inch past the surface of the striker plate.

(d) Outside hinges on all exterior doors shall be provided with nonremovable pins. Such hinge pins may be either welded, flanged or secured by a screen which is not accessible when the door is in the closed position.

(e) All sliding glass doors and windows, of which any portions extend within eight (8) feet of the ground, a stairway, ramp or corridor, shall be equipped with an auxiliary locking device. The auxiliary lock shall be either a positive bolt lock or a blockage in the track which immobilizes movement in both directions. Overhead clearance of affected doors and windows, when in the closed position, shall be reduced to one-fourth inch or less.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95)

**Secs. 7-23—7-30. Reserved.**

## DIVISION 2. MECHANICAL CODE

**Sec. 7-31. Adopted; exceptions; purpose for exceptions.**

*7-31-01. Adopted.*

The California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24), incorporating the latest edition of the Mechanical Code hereinafter referred to as the "Mechanical Code" is by this reference incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

*7-31-02. Exceptions.*

Mechanical Code, Chapter 1, Sections 101 through 118.5 and Table 1-A are not adopted.

Article II (the Administrative Code) of Chapter 7 of the Belmont City Code shall apply to these sections.

*7-31-03. Purpose for exceptions.*

The administrative provisions of the Mechanical Code are amended to coincide with the Master Fee Schedule adopted by Resolution of the Belmont City Council. Chapter 1 is also amended to eliminate redundancies and inconsistencies within the administrative provisions of the various model codes by adopting the 1997 Uniform Administrative Code as the guide for building code administrative provisions within the City of Belmont. (Ord. No. 754, § 4, 11-12-86; Ord. No. 838, § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)

**Secs. 7-32—7-40. Reserved.**

## DIVISION 3. PLUMBING CODE

**Sec. 7-41. Adopted; exceptions; purpose for exceptions.**

*7-41-01. Adopted.*

The California Building Standards Code, California Code of Regulations, Title 24 (CCR, T-24), incorporating the latest edition of the Plumbing Code including Appendices A, B, C, D, H, I & K, hereinafter referred to as the "Plumbing Code" is, by reference, incorporated herein as the rules, regulations and standards within the City of Belmont as to all matters contained therein, except as otherwise provided in this article.

*7-41-02. Exceptions.*

- (a) Plumbing Code, Chapter 1, Sections 101.0 through 103.9.5 and Table 1-1 are not adopted. Article II (the Administrative Code) of Chapter 7 of the Belmont City Code shall apply to this section.
- (b) Water Heaters. Section 510.7 of the Plumbing Code is amended to read:

When a water heater is located where damage may result from a leaking water heater, a watertight pan of corrosion resistant material shall be installed beneath the water heater. The pan shall not



be less than three inches (3") in height, nor less than four inches (4") larger in diameter than the water heater and equipped with a three-quarter inch (¾") drain line that is extended to the exterior of the building and terminated in a downward direction a minimum of 6" and a maximum of 24" above grade.

- (c) Backwater valves. Section 710.1 is amended to read as follows:

Drainage piping serving fixtures which have flood level rims less than 12 inches (12") above the elevation of the next upstream manhole and/or flushing inlet cover at the public or private sewer system serving such drainage piping shall be protected from backflow of sewage by installing an approved typed backwater valve. Fixtures above such elevation shall not discharge through the backwater valve unless first approved by the Administrative Authority.

- (d) Cleanouts. Section 719 is amended by adding subsection 7 as follows:

*719.7. Cleanouts shall be installed at the property line where the private sewer system connects to the publicly maintained sanitary sewer lateral. All such line cleanouts shall be encapsulated in a concrete block per the City of Belmont, Department of Public Works, Standard Sewer Lateral Details. Such cleanouts shall extend to grade, terminate within a concrete (Christy) box, be fitted with a driveway-grade cover where subject to physical damage and shall be installed according to specifications approved by the Administrative Authority.*

*7-41-03. Purpose for exceptions:*

- (a) The administrative provisions of the Plumbing Code are amended to coincide with the Master Fee Schedule adopted by Resolution of the Belmont City Council. Chapter 1 is also amended to eliminate redundancies and inconsistencies within the administrative provisions of the various model codes by adopting the 1997

Uniform Administrative Code as the guide for Building Code administrative provisions within the City of Belmont.

- (b) Where water heaters are located in living areas or when leakage would damage a building or its contents, a requirement that water heaters shall have safety pans with drains is necessary. In the event of a leak the dwelling unit will flood without this safety pan. The City of Belmont is in seismic zone 4, the most active seismic zone, and the city's proximity to known active seismic faults increases the likelihood of water heater failure, particularly those water heaters nearing the end of their serviceable life spans. This amendment also clarifies Plumbing Code, Section 510.7 which does not specify the dimensions of the pan required beneath the water heater nor does it specify the termination of the drain line for that pan.
- (c) Backflow protection is required if drainage piping serving fixtures is less than 12 inches (12") above the next upstream manhole because the topography in the City of Belmont includes steep and mountainous areas with intermittent steep slopes. In addition, the City of Belmont is located in a seismically active area, which increases the likelihood of breakage of building sewers and laterals, leading to the potential of sewage backup into buildings without adequate protection.
- (d) Belmont soils are expansive in nature. These expansive soils create unstable conditions which increase the potential of breaks in sewer laterals. To maintain health and sanitary services it is necessary to provide access in order to periodically maintain public sanitary sewer laterals. This is accomplished by the additional cleanout, installed per the City of Belmont, Department of Public Works standards as required by this amendment.

(Ord. No. 754, § 4, 11-12-86; Ord. No. 838 § 4, 1-8-91; Ord. No. 899, § 1, 12-18-95; Ord. No. 943, § 1, 4-13-99; Ord. No. 945, § 1, 6-22-00)